

## WARRANTY DEED

This Warranty Deed is conveyed this day made by the undersigned, MARY GRACE MCNEIL, hereinafter referred to as the GRANTOR, and GREGORY B. PEGRAM and wife, CANDY PEGRAM, hereinafter referred to as the GRANTEES, witnesseth that:

For and in consideration of Ten Dollars (\$10.00) cash in hand this day paid by the GRANTEES to the GRANTOR and for other good and valuable consideration, the receipt and sufficiency of all of which is acknowledged by the GRANTOR, MARY GRACE MCNEIL, the GRANTOR does hereby and by these presents, sell, convey and warrant unto the GRANTEES, GREGORY B. PEGRAM and wife, CANDY PEGRAM, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in the County of Desoto, State of Mississippi and being described as follows:

Lot 40, Summers' Place subdivision in Section 12, Township 2, Range 7 West, Desoto County, Mississippi as per plat thereof of record in Plat Book 44, Page 21, and to which plat reference is hereby made for a further description, in the Office of the Chancery Clerk of Desoto County, Mississippi.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, to subdivision and zoning regulations in effect in Desoto County, Mississippi; to any prior reservation or conveyance of minerals of every kind and character including, but not limited to, oil, gas, sand and gravel, in, on and under the subject property; and to the Amended Declaration of Covenants, Conditions and Restrictions Relating to Summers' Place Subdivision as found and recorded in Deed Book 266 at Page 571, in the Office of the Chancery Clerk of Desoto County, Mississippi, and to which reference is hereby made.

Taxes and assessments against said property for the year 1994 shall be the responsibility of the GRANTOR and taxes and assessments for all subsequent years are hereby excepted from the foregoing covenant of warranty and shall be the responsibility of the GRANTEES.

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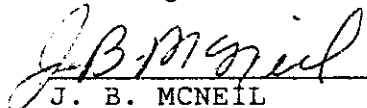
BK 277 PG 564  
W.E. DAVIS CH. CLK.  
by P. Stanley

That, further, the undersigned, J. B. MCNEIL, husband of MARY GRACE MCNEIL, does hereby expressly join in this conveyance for the purpose of conveying any interest he has in the above-described property.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTOR, on this the 21st day of October, 1994.

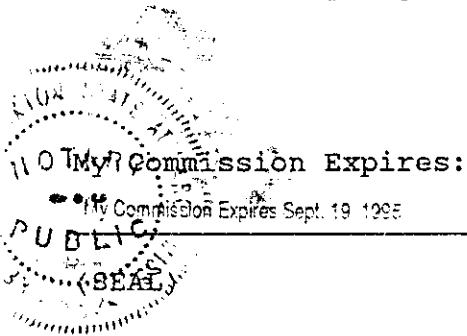
  
MARY GRACE MCNEIL, GRANTOR

  
J. B. MCNEIL

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 21st day of October, 1994, within my jurisdiction, the within named MARY GRACE MCNEIL and husband, J. B. MCNEIL who acknowledged that they executed the above and foregoing instrument.

  
NOTARY PUBLIC



GRANTOR'S ADDRESS:  
3880 Mary Jane Lane  
Olive Branch, MS 38654  
RES. TEL: 601-895-3321  
BUS. TEL: N/A

GRANTEES' ADDRESS:  
6009 DeSoto Road West  
Walls, MS 38680  
RES. TEL: 601-781-3516  
BUS. TEL: 601-893-9500

Prepared by:  
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Hernando, Mississippi 38632  
601-429-5038  
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